

Commercial and Industrial Buildings,  
56 Main Street  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-160-BH

HABS  
IOWA,  
31-DUBU,  
13-BH-

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**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

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Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

Commercial and Industrial Buildings,

## 56 Main Street

HABS.

107A.

31-DUBU.

13-BH.

HABS No. IA-160-BH

**Site Location:** 56 Main Street  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 5.16  
Cadastral grid: SE1/4 NE1/4 S25 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.692040.4707120  
Lot dimensions: 50'x 113': .13 acre  
Lot description: West 1/2 of Lots 10 and  
11 of Block 1 of Dubuque  
Harbor Company Addition.

**Present Owner:** Lloyd J. and Grace S. Carew  
**Present Usage:** auto shop; plumbing / heating shop  
**Present Condition:** fair/good

**Overall Dimensions:** 98'x 50'; 1-1/2 stories

**Orientation:** west

**Architectural** Plan type: 1-1/2-story rectangle

**Description:** Foundation: (below grade)

Structure: wood frame with brick and concrete block  
masonry bearing walls.

Ext. walls: stucco on front wall; common red brick laid in  
common bond on exposed party wall; concrete  
block on rear wall.

Roof: flat composition roof with brick parapet walls.

Chimneys: one corbeled brick exterior chimney.

Openings: (all replacement) 1-light awning windows with  
glass-block surrounds on 2nd floor front and  
1st floor rear.

Details: none

**Construction Date:** 1878; 1882

**Architecture Style:** (none remaining)

**Physical History:** This oddly proportioned two-story building is actually comprised of parts of two larger structures built in 1878 and 1881. John D. Bush constructed the northern part of the building in 1878 along with the warehouse adjacent south [HABS No. IA-160-BG] to function as an office for his grain, seed and wool business. The cost of both buildings was reported at \$15,000. The building's south half was built in 1882, when C.L. Pritchard built a three-story factory in which to manufacture buggy tops. Total cost of this building: \$10,000. In 1886 the McFadden Coffee and Spice Company took over Bush's building, and in 1890 McFadden absorbed J.P. Farley's coffee and spice business. Farley later moved into Pritchard's factory after the buggy top manufacturer ceased operations around 1892. Since 1910 this building has been occupied by a number of small businesses, including: the M.M. Walker

wholesale grocery company, the Jacob Sloan beer distributing company, the Dubuque Paper and Supply Company, River Trails Transit Lines, Diener Appliances and MacInerney Body and Coach Works. Carew Motors took over the building in 1960 and still occupies it today. In 1954 most of Pritchard's factory was razed, leaving only this 1-1/2 story remnant, and Bush's building was topped to its current configuration.

**Significance:** John D. Bush was a noteworthy early Dubuque grain dealer, real estate speculator and a two-term mayor of the city. C.L. Pritchard formed his buggy top factory in 1877 as part of the large wagon and carriage manufacturing industry that flourished in Dubuque. Both firms thus constituted major parts of important early Dubuque industries. This building is historically significant in its association with both, although its subsequent alterations have obscured its stylistic origins.

**References:** Dubuque City Directories: 1857 - 1970.  
Sanborn Insurance Maps: 1879, 1884, 1891, 1909, 1972.  
Iowa State Gazetteer and Business Directory: 1882-1918.  
Dubuque County Assessment Record: 3-17-10-7.  
Dubuque City Building Permit Record: 56 Main Street.  
H.W. Gardner, *Greater Dubuque* (Dubuque: The Times Company, 1911), page 56.  
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."  
*Dubuque Daily Herald*: 3 January 1879; 31 December 1882.

**Compiler:** Clayton B. Fraser, Fraserdesign, Loveland Colorado  
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